

R E V I S E D

SAN ANTONIO PLANNING COMMISSION AGENDA

* **July 28, 2004** *

2:00 P.M.

Vacant – Chairperson
 Susan Wright – Vice Chairperson
 Mitch E. Meyer – Chairperson Pro Tem
 James Darryl Byrd Murray H. Van Eman
 Cecilia Garcia Robert Hanley
 Amelia Hartman

Worksession ~~4:15~~ **12:00 P.M.** “Tobin Conference Room”

- Briefing Agenda Items - Any of the attached items may be discussed. (D.S.D)
- Briefing on PUD process. (D.S.D.)
- Executive session for the purpose of a confidential attorney/client discussion pursuant to Section 551.071 of Texas Local Government Code to discuss legal issues related to Items 30-33 (Vested Rights Permit # 04-04-095, 04-04-096, 04-04-097, 04-04-098 each pertaining to Southton Park) on today's agenda. Discuss the lawsuits styled Lakeside Joint Venture, et al. v. City of San Antonio, Cause No. 2003-CI-05618, 57th Judicial District Court for Bexar County, Texas; VWC, Ltd. v. City of San Antonio, Cause No. 2004-CI-03264, 224th Judicial District Court for Bexar County, Texas; Brooks Hardee, et al. v. City of San Antonio, Cause No. 2004-CI-05439, 225th Judicial District Court for Bexar County, Texas; Brooks Hardee, et al. v. City of San Antonio, Cause No. 2000-CI-04602, 288th Judicial District Court for Bexar County, Texas; Farmco Trust, et al. v. City of San Antonio, Cause No. 2003-CI-05122, 150th Judicial District Court for Bexar County, Texas; Farmco Trust, et al. v. City of San Antonio, Cause No. 2000-CI-17663, 57th Judicial District Court for Bexar County, Texas; Reed Lehman Grain, Ltd., et al v. City of San Antonio, Cause No. 2004-CI-00238, 37th Judicial District Court for Bexar County, Texas; Reed Lehman Grain, Ltd., et al. v. City of San Antonio, Cause No. 2004-CI-05442, 407th Judicial District Court for Bexar County, Texas; Reed Lehman Grain, Ltd., et al. v. City of San Antonio, Cause No. 2004-CI-07714, 57th Judicial District Court for Bexar County, Texas; Brooks Hardee, et al. v. City of San Antonio, Cause No. 2004-CI-05440, 285th Judicial District Court for Bexar County; Brooks Hardee, et al. v. City of San Antonio, Cause No. 2000-CI-05220, 224th Judicial District Court for Bexar County; City of San Antonio v. En Seguido, et al., Cause No. 2002-ED-0040, Probate Court No. 2 of Bexar County, Texas; City of San Antonio v. CEM Investments, Inc., et al., Cause No. 2002-ED-0044, Probate Court No. 2 of Bexar County, Texas; pursuant to Texas Government Code Section 551.071 (consultation with attorney).

1. 2:00 P.M. - Call to Order, Board Room, Development and Business Service Center
2. Roll Call

Council District

Ferguson Map Grid

3. **PUBLIC HEARINGS**

PLATS w/written notification:

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|----|--------|--|---------|---------|
| a. | 040151 | Our Lady of the Atonement
(On the west side of Red Robin Dr., 285' north of Shady Hollow.) | 8 / OCL | 513 D-5 |
| b. | 040160 | Canterbury Court
(On the east side of Canterbury Dr., 115' north of Ascham Dr.) | 7 | 614 C-4 |

THE DEVELOPMENT AND BUSINESS SERVICE CENTER IS LOCATED AT 1901 SOUTH ALAMO AND IT IS WHEELCHAIR ACCESSIBLE. ACCESSIBLE PARKING SPACES IS LOCATED IN THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

*Plat numbers 010481 and after are subject to the 2001 Unified Development Code process.

PUDS:

- | | | | | |
|----|--------|---|---|---------|
| c. | 04-019 | The Garden at the Dominion Ph. 2 PUD Plan
(East of Interstate Hwy. 10 West and on the south side of Dominion Dr.) | 8 | 480 A-1 |
| d. | 04-021 | Gardenhill PUD Plan
(Southwest corner of Summer Park Lane and Patricia Dr.) | 9 | 550 B-3 |
| e. | 04-018 | Columbia Square PUD Plan
(At the corner of Columbia Square and Westpond Dr.) | 4 | 613 C-6 |
| f. | 04-003 | Grayson Park PUD Plan
(East of Henderson Pass and south of Thousand Oaks) | 9 | 517 D-6 |

PLAT (no notification):

- | | | | | |
|----|--------|--|---|---------|
| g. | 040039 | Amazing Grace Inns
(On the south side of Woodstone Dr., 494' east of IH 10 West) | 8 | 548 E-2 |
|----|--------|--|---|---------|

CONSENT AGENDA

PUBLIC HEARING FOR ITEMS 4-6, 8, and 10 HELD ABOVE:

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|----|--------|--|---|---------|
| 4. | 04-019 | The Garden at the Dominion Ph. 2 PUD Plan | 8 | 480 A-1 |
|----|--------|--|---|---------|

(East of Interstate Hwy. 10 West and on the south side of Dominion Dr.)

5.	04-021	Gardenhill PUD Plan (Southwest corner of Summer Park Lane and Patricia Dr.)	9	550 B-3
6.	04-018	Columbia Square PUD Plan (At the corner of Columbia Square and Westpond Dr.)	4	613 C-6
7.	030402	Columbia Square PUD Plat (At the corner of Columbia Square and Westpond Dr.)	4	613 C-6
8.	04-003	Grayson Park PUD Plan (East of Henderson Pass and south of Thousand Oaks)	9	517 D-6
9.	040013	Grayson Park Townhouse PUD Plat (East of Henderson Pass and south of Thousand Oaks)	9	517 D-6
10.	040039	Amazing Grace Inns (On the south side of Woodstone Dr., 494' east of IH 10 West)	8	548 E-2

PLATS:

11.	030314	Henderson Pass Village PUD (At the intersection of Henderson Pass and Turkey Point)	10	517 D-4
12.	030407	The Villages at Bulverde Ph. 1 (On the south side of proposed Bulverde Oaks St., 1040' east of Bulverde Rd.)	OCL	484 B-1
13.	030408	The Villages at Bulverde Ph. 2 (On the north side of Bulverde Green, 180' to Bulverde Oaks.)	OCL	484 B-1
14.	030494	Stonewall Ranch Phases 3 and 4 PUD (At the intersection of Apex Dr. and Waxberry Trail)	OCL	479 E-4
15.	040007	Trinity Oaks U-2 PUD (On the northwest corner of Trinity Park Dr. and Trinity Woods St.)	OCL	451 D-5
16.	040014	The Villages at Stone Oak U-1 PUD (On the south side of Stone Oak Parkway, 529' east of Granite Springs)	9	483 A-5
17.	040037	Beech Trail Commercial (On the southwest and southeast corners of FM 78 and Beech Trail.)	OCL	586 B-3
18.	040063	Mesa Grande U-5 PUD (Extending Impala Trace in Mesa Grande U-1 east (Hardy Oak, north of Stone Oak.)	9	482 F-3

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|-----|--------|--|--------------------|
| 19. | 040078 | Hillcrest U-1
(On the west side of Loop 410, 3130' to Marbach Rd.) | OCL 646 B-2 |
| 20. | 040101 | NHS Spear St.
(At the northeast corner of SW 34 th St. and Spear St.) | 6 615 B-5 |
| 21. | 040269 | Wildhorse U-16
(Extending Palomino Path in Unit 14, southwest (Braun Rd. and Wildhorse Parkway.) | OCL 546 B-4 |

DEFERRALS:

- | | | | |
|-----|--------|---|------------------|
| 22. | 040460 | The Rim U-1
(On the east side of IH 10, south of Old Camp Bullis Rd.) | 8 514 C-3 |
| 23. | 040463 | Laurel Heights United Methodist Church
(At the southeast corner of Mistletoe Ave. and Belknap Place.) | 1 616 E-1 |
| 24. | 040479 | Methodist Mission Home LHS
(On the north side of Whitby Rd., east of Abe Lincoln St.) | 7 548 A-7 |

SPECIAL PROJECT:

25. **SP No. 1111/1138** Request for a license agreement for continued use of N. McCullough Ave. public right-of-way between NCB's 389 and 842, and to construct, maintain and operate a sky bridge above and across E. Laurel St. between NCB's 842 and 393.

INDIVIDUAL CONSIDERATION**PLATS:**

- | | | | |
|-----|--------|---|--------------------|
| 26. | 030245 | Westover Valley, U-1
(On the north side of Wiseman Blvd., 292' northwest of Rancher's Ridge St.) | 6 578 D-5 |
| 27. | 040134 | Simental (Deferral resolution to terminate electric service)
(On the south side of Leal Rd. at Brenda Elaine Dr.) | OCL 751 B-1 |

OTHER ITEMS:

28. Consideration of a resolution requesting the approval to purchase 6.816 acres of land at the southwest corner of Hausman Rd. and Woller Rd. in District 8 for use as a city park in conjunction with the Hausman Rd. Branch Library and Park project. (Parks and Recreation Department.)

29. Briefing on the Advanced Transportation Plan. (VIA Transit Authority)
30. Vested Rights Permit # 04-04-095 Appeal for Southton Park project. (Development Services Department.)
31. Vested Rights Permit # 04-04-096 Appeal for Southton Park project. (Development Services Department.)
32. Vested Rights Permit # 04-04-097 Appeal for Southton Park project. (Development Services Department.)
33. Vested Rights Permit # 04-04-098 Appeal for the Callaghan Evers Commercial Project plan. (Development Services Dept.)
34. Consideration of an appeal to the Seale 351.25 acre tract Master Development Plan. (c/o Chesley I. Swann II)
35. Public Hearing and consideration on proposed Chapter 35 Unified Development Code Amendments in connection with HB 1445 which establishes a single point of contact for joint City and County review of plats and one set of rules for plat approval in the Extra Territorial Jurisdiction (ETJ) (Development Services Department)
36. Citizens to be Heard.
37. Director's report.
38. Questions and Discussion
39. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed, specifically vested rights.
40. **ADJOURNMENT.**